

AGENDA TITLE:

Adopt Resolution Approving Improvement Agreement for the

Public Improvements of 2111 West Kettleman Lane (APN 027-410-21)

MEETING DATE:

May 5, 2004

PREPARED BY:

Public Works Director

RECOMMENDED ACTION:

That the City Council adopt a resolution to approve the Improvement Agreement for the Public Improvements of 2111 West Kettleman Lane (APN 027-410-21) and direct the City Manager and City Clerk to execute the improvement agreement

on behalf of the City.

BACKGROUND INFORMATION:

The project site is located at 2111 West Kettleman Lane, as shown on Exhibit A. The development consists of a commercial office building and includes the extension of water, wastewater and storm drain facilities from Tienda Drive to serve the project site, as well as

the adjacent parcels to the north and west, and undergrounding of existing overhead utilities on Kettleman Lane.

Design and installation of street frontage improvements on Kettleman Lane is also the developer's responsibility and is required with this project. The required improvements include curb, gutter, sidewalk, commercial driveway, side inlet catch basin, street pavement and streetlights. The listed improvements are included in the City's Kettleman Lane Gap Closure project which is currently under construction. The City is eligible for reimbursement for the costs associated with the Kettleman Lane improvements benefiting developer's property in conformance with Lodi Municipal Code 16.40 Reimbursements for Construction. Staff intends to return to Council when the Kettleman Lane Gap Closure project is complete and all costs are known, to establish an area of benefit and reimbursable costs for those improvements. Based on the costs available at this time, staff estimates that the costs to be reimbursed to City by developer will be on the order of \$40,000. Developer has agreed as part of the improvement agreement that acceptance of the public improvements for developer's project will be contingent upon payment of the reimbursable costs established by City Council.

FUNDING:

Developer Funds

Richard C. Prima, Vr. Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer RCP/SAW
Attachment

CC:

Senior Civil Engineer Fujitani Senior Civil Engineer Welch Giannoni Family Trust Dillon & Murphy

APPROVED:

H. Dixon Flynn, City Manager

When Recorded, Please Return to: Lodi City Clerk P.O. Box 3006 Lodi, CA 95241-1910

RESOLUTION NO. 2004-85

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE IMPROVEMENT AGREEMENT FOR THE PUBLIC IMPROVEMENTS OF 2111 WEST KETTLEMAN LANE (APN 027-410-21) AND FURTHER AUTHORIZING THE CITY MANAGER TO EXECUTE THE IMPROVEMENT AGREEMENT ON BEHALF OF THE CITY OF LODI

WHEREAS, the project site is located at 2111 West Kettleman Lane as shown on Exhibit A attached; and

WHEREAS, the development consists of a commercial office building and includes the extension of water, wastewater, and storm drain facilities from Tienda Drive to serve the project site, as well as adjacent parcels to the north and west, and undergrounding of existing overhead utilities on Kettleman Lane; and

WHEREAS, the design and installation of street frontage improvements on Kettleman Lane is also the developer's responsibility and is required with this project; and

WHEREAS, the required improvements include curb, gutter, sidewalk, commercial driveway, side inlet catch basin, street pavement, and streetlights and are currently included in the City's Kettleman Lane Gap Closure Project, which is presently under construction; and

WHEREAS, the City is eligible for reimbursement for the costs associated with the Kettleman Lane improvements benefiting the developer's property in conformance with Lodi Municipal Code 16.40 Reimbursements for Construction; and

WHEREAS, staff intends to return to Council when the Kettleman Lane Gap Closure project is complete and all costs are known to establish an area of benefit and reimbursable costs for those improvements, estimated to be approximately \$40,000; and

WHEREAS, the developer has agreed as part of the Improvement Agreement that acceptance of the public improvements for developer's project will be contingent upon payment of the reimbursable costs established by the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lodi hereby approves the Improvement Agreement for the public improvements of 2111 West Kettleman Lane (APN 027-410-21) and directs the City Manager and City Clerk to execute the Improvement Agreement on behalf of the City of Lodi.

Dated: May 5, 2004

I hereby certify that Resolution No. 2004-85 was passed and adopted by the City Council of the City of Lodi in a regular meeting held May 5, 2004, by the following vote:

AYES:

COUNCIL MEMBERS - Beckman, Hitchcock, Howard, Land, and

Mayor Hansen

NOES:

COUNCIL MEMBERS - None

ABSENT:

COUNCIL MEMBERS - None

ABSTAIN:

COUNCIL MEMBERS - None

SUSAN J. BLACKSTON

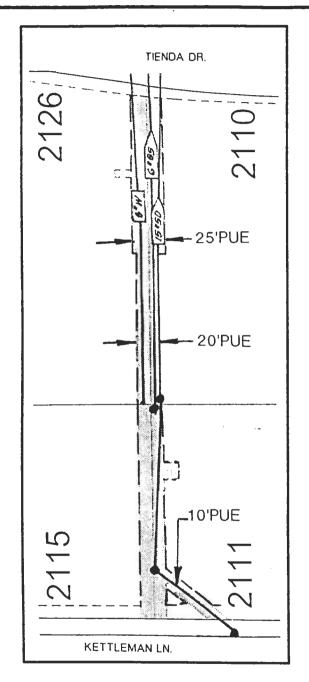
City Clerk



CITY OF LODI

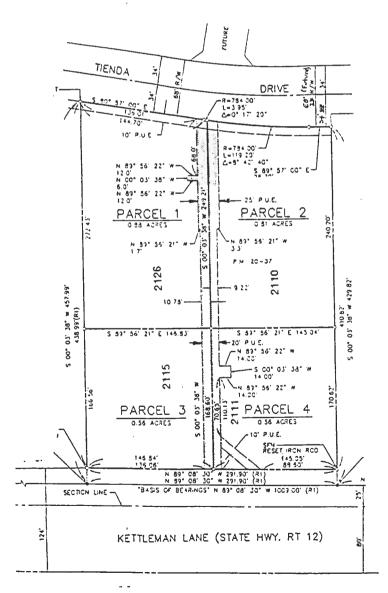
PUBLIC WORKS DEPARTMENT

EXHIBIT A



DETAIL

SUNWEST PROFESSIONAL CENTER



CITY COUNCIL

LARRY D. HANSEN, Mayor JOHN BECKMAN Mayor Pro Tempore SUSAN HITCHCOCK EMILY HOWARD KEITH LAND

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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April 29, 2004

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk

D. STEVEN SCHWABAUER Interim City Attorney

RICHARD C. PRIMA, JR. Public Works Director

Giannoni Family Trust c/o Mr. John M. Giannoni, Jr. 2960 Applewood Drive Lodi, CA 95242 Dillon & Murphy P.O. Box 2180 Lodi, CA 95241-2180

SUBJECT: Adopt Resolution Approving Improvement Agreement for the

Public Improvements of 2111 West Kettleman Lane (APN 027-410-21)

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 5, 2004. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Senior Civil Engineer, at 333-6800, extension 2659.

for:

Richard C. Prima, Jr. Public Works Director

RCP/pmf

Enclosure

cc: City Clerk